

APPROVED 9/09/08
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, August 4, 2008 at the Mildred A. Wakeley Community & Recreation Center in Room #2 at 7:00 PM.

MEMBERS PRESENT:

Dominic Palumbo, Chairman

Douglas Roberts, Secretary

Vern Carlson

Brian Cummings

William O'Hare, Alternate

John Vanacore, Alternate, sitting for James J. Giuliatti, Vice Chairman

MEMBERS ABSENT:

James J. Giuliatti, Vice Chairman

Antoinetta A. Carmody, Alternate

OTHERS PRESENT:

Alan A. Fredricksen, Land Use Administrator

Jonathan Bodwell, Town Engineer

Mary Lee Rydzewski, Public Stenographer

Sandra Lion, Clerk

AGENDA:

Mr. Palumbo, Chairman, called the meeting to order at 7:02 PM. He introduced the Commissioners, alternates, town staff and the clerk. Mr. Palumbo explained the procedures for the public hearing. He asked Mr. Fredricksen if there were any changes to the agenda. Mr. Fredricksen stated that application #P08-48, 2 Broadway is postponed to the September 8, 2008 meeting.

PUBLIC HEARING:

Mr. Roberts read the call for the public hearing.

1. #P08-52 Excavation Permit application of VGY Development, LLC, Ken Ginsburg, Applicant and Owner, relative to 449-453 Washington Avenue, (Map 90, Lot 8,). Plan Entitled: Site Plan, Grading, Sedimentation and Erosion Control, 449-453 Washington Avenues, North Haven, Connecticut, Dated 6/05/08. Scale 1" = 30'. IL-30 Zoning District.

Mr. Richard Couch, P.E. with Martinez, Couch & Associates presented the application to permit the excavation and removal of approximately 6800 cubic yards of material from this 2.769 acre site located at 449-453 Washington Avenue. The purpose is to prepare the site for future development.

No buildings or other site improvements are being proposed at this time. The process to remove the material will take approximately 40 to 90 days. The Commission asked a few questions and Mr. Couch responded.

Mr. Palumbo asked for public comment.

Public comment:

1. Jim Bonito, 445 Washington Avenue, abuts 212' of this property and is concerned with sheet runoff and has safety concerns with the line of sight.
2. Kevin O'Brien, 415 Washington Avenue, asked about grading and the slope.

Mr. Couch and Mr. Bodwell, Town Engineer, answered the public comment and further questions from the Commission.

Being no further questions, the public hearing was closed.

SITE PLANS:

2. #P08-48 Site Plan Application of Broadway Associates, Owner and Applicant, relative to 2 Broadway, (Map 67, Lot 19). Plan Entitled: Broadway Square, 2 Broadway, North Haven, CT, Proposed Office Building. Prepared by John Cruet, Jr., Architect & Planner, Dated 5-29-08. Scale 1" = 20'. CA-20 Zoning District.

This application is postponed to the September 8, 2008 meeting.

3. #P08-54 Site Plan Application of John Zyrlis for TPA Design Group, Applicant, Gerard Acampora, Owner, relative to 278 Maple Avenue, (Map 37, Lot 104). Plan Entitled: North Haven Pharmacy, Maple Plaza Associates, LLC, 278 Maple Avenue, North Haven, Connecticut, Prepared by TPA Design Group, Dated July 26, 2008. Scale 1" = 20'. IL-80 Zoning District.

Mr. John Zyrlis of TPA Design Group presented the application for a covered porch over an existing walkway and an addition of a handicapped ramp. Other renovations include; repaving of the parking lots, creating a pedestrian sidewalk, and extending landscaping in the front and rear of the site. This building will also be connected to the sewer system on Sackett Point Road. A similar application received approval in 2005 and then expired, so a new site plan application was submitted. The Commission asked a few questions and Mr. Zyrlis responded.

4. #P08-56 Site Plan Application of Godfrey-Hoffman Associates, LLC, Applicant, 26 Broadway, LLC - Adam Hoffman, Owner, relative to 26 Broadway, (Map 66, Lot 100). Plan Entitled: Site Development Plan-Improvement Location Survey, Prepared for Godfrey-Hoffman Associates, LLC, 26 Broadway, North Haven, Connecticut. Dated 12-7-06, Revised: 07-08-08. Scale 1" = 20'. CA-20 Zoning District.

Mr. Victor Benni with Godfrey-Hoffman Associates presented the application to permit the change of use of approximately 1442 square feet of this existing building from office to performing arts studio on the second floor. A similar application was denied by the Commission on July 7, 2008. The applicant is now proposing a line-striped drop off area and traffic control signage in response to the Commission's comments. There are 18 parking spaces on this site. There is no specific parking requirement for a performing arts studio. The Commission asked questions and Mr. Benni responded.

DELIBERATION SESSION:

Mr. Carlson moved to go into deliberations; Mr. Roberts seconded the motion. All were in favor.

BREAK: 7:50 - 7:56 PM

PUBLIC HEARING:

1. #P08-52 Excavation Permit application of VGY Development, LLC, Ken Ginsburg, Applicant and Owner, relative to 449-453 Washington Avenue.

Mr. Carlson moved to approve the application; Mr. Vanacore seconded the motion. The Commission voted as follows:

Palumbo – aye Roberts - aye Carlson – aye Cummings – aye Vanacore - aye

The application was approved with conditions.

SITE PLANS:

3. #P08-54 Site Plan Application of John Zyrlis for TPA Design Group, Applicant, Gerard Acampora, Owner, relative to 278 Maple Avenue.

Mr. Carlson moved to approve the application; Mr. Cummings seconded the motion. The Commission voted as follows:

Palumbo – aye Roberts - aye Carlson– aye Cummings – aye Vanacore - aye

The application was approved with conditions.

4. #P08-49 Site Plan Application of Godfrey-Hoffman Associates, LLC, Applicant, 26 Broadway, LLC - Adam Hoffman, Owner, relative to 26 Broadway.

Mr. Roberts moved to approve the application; Mr. Vanacore seconded the motion. The Commission voted as follows:

Palumbo – aye Roberts – aye Carlson– aye Cummings – aye Vanacore - aye

The application was approved with conditions.

INFORMAL PRESENTATION: None

OTHER:

-828 Thompson Street, aka Summer Lane

Mr. John Paul Garcia, engineer representing Summer Wind Development, is proposing to change the approved slope from 8 % to 10% to limit disturbance by decreasing the amount of material to be taken off the site. Mr. Garcia is asking the Commission if they would approve of this change. The Commission asked a few questions and Mr. Garcia responded. The Commission had no objection to the proposed 10% slope.

-129 Washington Avenue, McDonalds

John McKnight, owner, is requesting a modification to his site plan to incorporate an outdoor, 40 seat, patio.

Mr. Carlson moved to approve the modification to the site plan; Mr. Roberts seconded the motion. The Commission voted as follows:

Palumbo – aye Roberts – aye Carlson – aye Cummings – aye Vanacore - aye

EXTENSIONS:

#P04-4, 441 Washington Avenue

Mr. Fredricksen explained why a five year extension is being requested. He stated that the applicant needs to complete work pending on 447 Washington Avenue completing their work.

Mr. Carlson moved to approve a three (3) year extension for #P04-4, 441 Washington Avenue; Mr. Vanacore seconded the motion. The Commission voted as follows:

Palumbo – aye Roberts – aye Carlson – aye Cummings – aye Vanacore – aye

BOND RELEASES & REDUCTIONS:

#P06-2, P06-1, P07-06, 101 Brewster Lane

Mr. Vanacore moved to reduce the bond for #P06-2, P06-1, P07-06, 101 Brewster Lane, in the amount of \$340,000.00 to \$102,000.00; Mr. Roberts seconded the motion. The Commission voted as follows:

Palumbo – aye Roberts – aye Carlson – aye Cummings – aye Vanacore - aye

#P05-44, 510 Washington Avenue

Mr. Vanacore moved to release the bond for #P05-44, 510 Washington Avenue, in the amount of \$10,000.00; Mr. Roberts seconded the motion. The Commission voted as follows:

Palumbo – aye Roberts – aye Carlson – aye Cummings – aye Vanacore - aye

#P03-56, 421 Clintonville Road

Mr. Vanacore moved to release the bond for #P03-56, 421 Clintonville Road in the amount of \$25,000.00; Mr. Roberts seconded the motion. The Commission voted as follows:

Palumbo – aye Roberts – aye Carlson – aye Cummings – aye Vanacore - aye

#P2000-49, 89 Mill Road

Mr. Vanacore moved to reduce the bond for #P2000-49, 89 Mill Road, from 30,000.00 to \$7,500.00; Mr. Roberts seconded the motion. The Commission voted as follows:

Palumbo – aye Roberts – aye Carlson – aye Cummings – aye Vanacore - aye

CHANGE OF USE:

202 State Street

Mr. Dave Mikos stated that he would like to use this building for his physical therapy business.

Mr. Vanacore moved to approve the Change of Use for 202 State Street; from a financial service office to a physical therapy office; Mr. Roberts seconded the motion. The Commission voted as follows:

Palumbo – aye Roberts- aye Carlson – aye Cummings – aye Vanacore - aye

CORRESPONDENCE: - College of Agriculture and Natural Resources Journal,
Summer 2008.
- Environmental Management Bulletin, July, 22, 2008.

MINUTES:

July 7, 2008

Mr. Cummings moved to approve the minutes of July 7, 2008; Mr. Roberts seconded the motion. The Commission voted as follows:

Palumbo – aye Roberts – aye Carlson - aye Cummings – aye

ADJOURN:

There being no further business, Mr. Carlson moved to adjourn; Mr. Roberts seconded the motion. The meeting was adjourned at 8:13 PM.